

JIFFY LUBE

POSSIBLE RESPOSITIONING OPPORTUNITY

7479 EGAN DR, SAVAGE, MN 55378



Representative Photo



Representative Photo

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INVESTMENT HIGHLIGHTS

POSSIBLE RE-POSITIONING OPPORTUNITY

- Excellent opportunity for investor or owner/operator to collect above market 10% return while strategizing / exploring new tenant or site operations
- Rental payments in excess of \$775,000 over the next 5 years guaranteed by largest Jiffy Lube franchise with over 525 locations
- 4 bay unit with over 4141 square feet - built in 2003 on 1 acre lot in high traffic suburb of Minneapolis / St Paul

EXCELLENT MARKET, LOCATION & INTRINSIC REAL ESTATE VALUE

- Scott County is Minnesota's #1 ranked county by median household income in Minneapolis MSA
- Average Household Income over \$123,000 within a 1-mile radius and 7.95% Projected population Growth over next five years
- Dense Infill of over 110,000 people within a 5-mile radius
- Robust traffic counts of 27,000 vehicles per day
- 0.99 acre lot allows for a variety of site prospects
- Dense retail corridor with tenants such as Target, Walgreens, AT&T, Buffalo Wild Wings, Starbucks, and U.S Bank among others

LEASE GUARANTOR

- Absolute NNN Lease - tenant takes care of everything
- Extremely Strong Franchisee Guaranty - lessee is the largest Jiffy Lube franchisee operator in the country

FINANCIAL OVERVIEW



Annualized Operating Data

	Monthly Rent	Annual NOI	Increases	Cap Rate
Current - 2/29/2024	\$13,029.50	\$156,354.00	10.00%	10.00%
Option 1	\$14,332.42	\$171,989.00	10.00%	11.00%
Option 2	\$15,765.67	\$189,188.00	10.00%	12.10%
Option 3	\$17,342.25	\$208,107.00	10.00%	13.31%
Option 4	\$19,076.50	\$228,918.00	10.00%	14.64%

Tenant Summary

Tenant Trade Name	Jiffy Lube
Type of Ownership	Fee Simple
Franchisee Operator	Heartland Automotive Services, Inc. d/b/a Team Car Care, LLC
Lease Guarantor	Team Car Care, LLC (523 Units)
Lease Type	NNN
Roof, Parking, HVAC	Tenant Responsible
Original Lease Term	20 Years
Rent Commencement Date	2/4/2004
Lease Expiration Date	2/29/2024
Term Remaining on Lease	± 5 Years
Increases	10% Every 5 Years
Options	Four, 5-year Options



ADDRESS

7479 Egan Dr
Savage, MN 55378



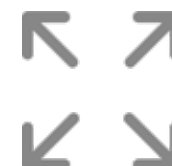
LIST PRICE

\$1,563,540



CAP RATE

10.00%



GLA

± 4,141 SF



LOT SIZE

± 0.99 AC



YEAR BUILT

2003

**COMPANY NAME**

Jiffy Lube
International, Inc.

**NO. OF LOCATIONS**

± 2,100

**YEAR FOUNDED**

1979

**HEADQUARTERED**

Savage, MN

JIFFY LUBE

A leading provider of oil changes and a subsidiary of Shell Oil Company, Jiffy Lube boasts more than 2,100 outlets led throughout North America that are all independently owned by operators. Besides oil changes, Jiffy Lube facilities provide maintenance services for air conditioning, fuel systems and transmissions. At some of its locations, it also performs inspections, emissions testing, repairs windshields, and rotates tires. Serving about 22 million customers annually, Jiffy Lube caters to several fleet management firms such as Donlen, Emkay, Voyager and PHH. Heartland Automotive Services, Inc. is a franchisee company that operates over 530 Jiffy Lube locations in the United States.

STRATEGY

Jiffy Lube focuses on its four key areas of preventative maintenance service: change, inspect, check/fill, and clean. The company's extensive technician training program has made Jiffy Lube an Automotive Service Excellence (ASE) Accredited Training Provider. With a focus on reuse, Jiffy Lube makes a point to collect more used oil than any of its competitors in North America. The oil is then refined and used for making concrete, generating electricity, and heating asphalt to pave roads.

GEOGRAPHIC OUTREACH

Jiffy Lube has an approximate 2,100 franchised service centers in North America and Canada.

PARCEL MAP

Egan Dr ± 27,000 ADT



SURROUNDING TENANTS



AREA OVERVIEW

SAVAGE, MN

Sitting just 15 miles southwest of Minneapolis, Savage is situated on the south bank of the Minnesota River in a region commonly referred to as “South of the River,” comprising the southern portion of Minneapolis-St. Paul, the sixteenth largest metropolitan area in the United States.

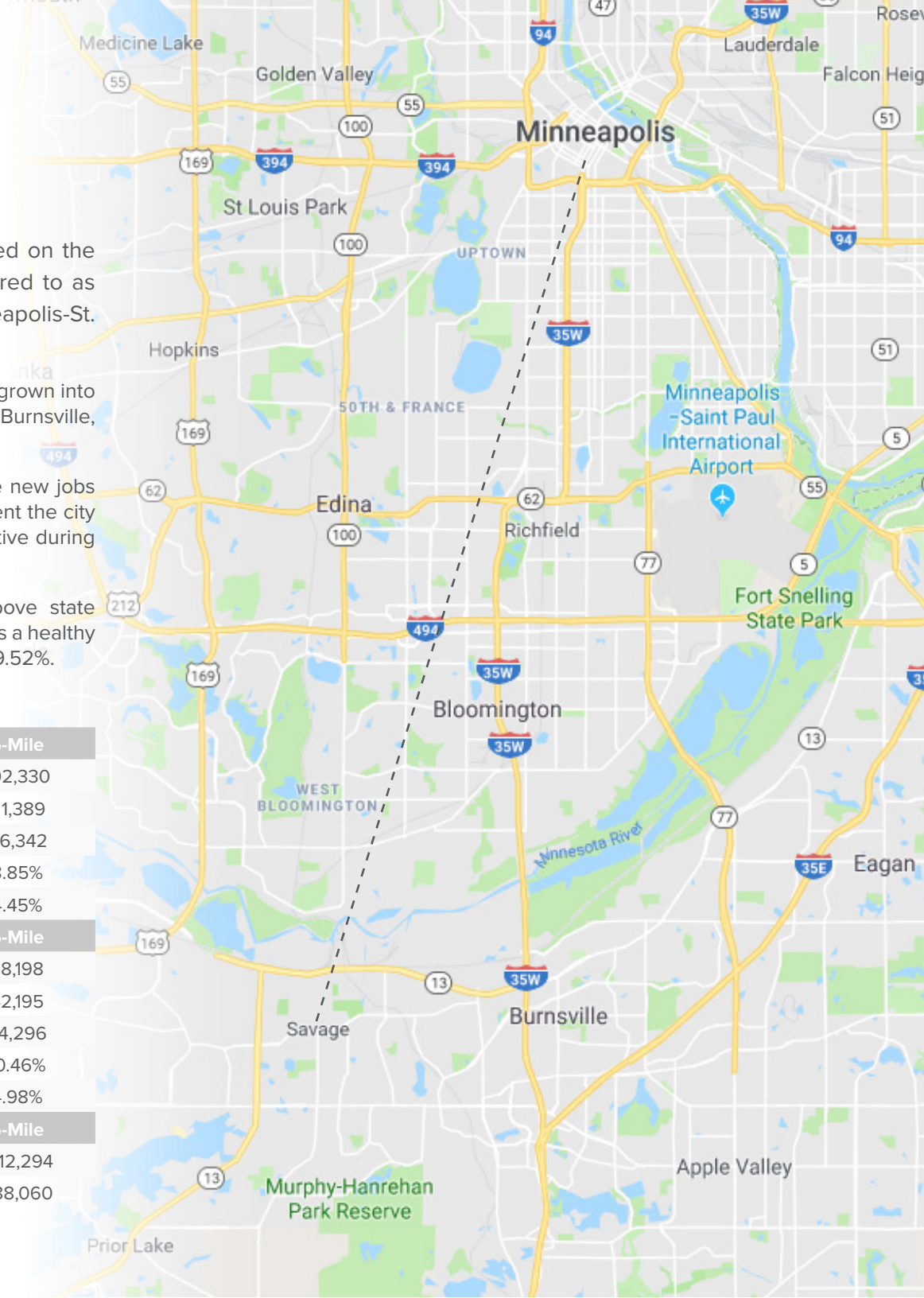
The landing point for Irish and Scottish immigrants in 1800, Savage has grown into a developing bedroom community, absorbing population growth from Burnsville, its larger neighbor to the east.

Savage was named Time’s #21 Best Places to Live in 2013, noting the new jobs created by large manufacturing companies and the \$5 million investment the city used to create a new indoor sports center allowing families to stay active during Minnesota’s snowy months.

With median household income and median home values well above state averages as well as unemployment below state averages, Savage boasts a healthy economy. Future job growth over the next 10 years is expected to be 39.52%.

AREA DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2010 Census	7,470	41,098	102,330
2018 Estimate	9,066	45,193	111,389
2023 Projection	9,791	47,279	116,342
Percent Change: 2010 to 2018	21.36%	9.96%	8.85%
Percent Change: 2018 to 2023	8.00%	4.62%	4.45%
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2010 Census	2,761	13,981	38,198
2018 Estimate	3,439	15,749	42,195
2023 Projection	3,737	16,594	44,296
Percent Change: 2010 to 2018	24.56%	12.65%	10.46%
Percent Change: 2018 to 2023	8.66%	5.37%	4.98%
INCOME	1-Mile	3-Mile	5-Mile
Average Household Income	\$140,013	\$124,026	\$112,294
Median Household Income	\$105,822	\$101,192	\$88,060



THE TWIN CITIES

Built around the Mississippi, Minnesota and St. Croix rivers in east central Minnesota, the cities of Saint Paul and Minneapolis anchor the Minneapolis-Saint Paul major metropolitan area: The second-largest economic center in the Midwest. Dubbed “the Twin Cities” by Mark Twain, Minneapolis and Saint Paul are home to sixteen of Minnesota’s seventeen Fortune 500 headquarters and to the U.S. headquarters of several foreign companies.

A noticeably strong and prosperous feel characterizes these two cities as the metro area and job opportunities continue to grow. The cosmopolitan Twin Cities area functions much as one city as a balanced industrial, commercial, educational and cultural hub with one of the most diverse economies in the country. Neighboring communities offer a variety of distinct experiences for dining, shopping, entertainment and activity ranging from old-world charm to upscale venues.





COMMUNITY DEVELOPMENT

One of the largest undeveloped tracts in the Twin Cities metro area is entirely located within Arden Hills along Highway 10 and Interstates 35W and 694. Known as the site of the former Twin Cities Army Ammunition Plant (TCAAP), this parcel has been slated for private development since it was purchased by Ramsey County in April 2013.

The long-awaited development of this 427-acre plot was spurred in early May of 2016 upon the selection of a master developer. Private development is set to begin in late 2017 or early 2018 and will be driven by Alatus LLC and development partner Tradition Development. This area is now being called Rice Creek Commons. As a solar-powered eco-village, Rice Creek Commons will be a cohesive mixture of commercial and retail properties and three new neighborhoods, each with a wide range of housing types.

Slightly larger than downtown Saint Paul, Rice Creek Commons represents Arden Hills' greatest opportunity for future job and business growth. The city anticipates that this project will become a national model for suburban development

HIGHER EDUCATION

BETHEL UNIVERSITY

Bethel University is an evangelical Christian higher education institution that is committed to excellence. Offering more than 100 academic programs in two colleges, a graduate school and two seminary locations, Bethel is one of the most comprehensive interdenominational liberal arts Christian universities in the country. The main university campus is located on 245 lakeside acres in Arden Hills and has approximately 6,000 students from all over the world enrolled in its programs. It is the largest institution in the 13-member Christian College Consortium and among the top five in the 106-member Council for Christian Colleges and Universities.

UNIVERSITY OF NORTHWESTERN - ST. PAUL

Straddling the Arden Hills – Roseville border, the University of Northwestern – St. Paul is a private evangelical Christian liberal arts university. Situated on a 107-acre lakeside campus, the university houses about 3,500 students in both its undergraduate and graduate programs. This top rated institution offers 70 areas of undergraduate study and six master's degree programs.

ST PAUL, MINNESOTA

As the county seat of Ramsey County and the capital of Minnesota, Saint Paul is the second-most populous city in the state. Saint Paul lies mostly on the east bank of the Mississippi River at its point of confluence with the Minnesota River, separated from adjoining city Minneapolis.

Resembling a network of urban villages, the city's neighborhoods are longstanding, each with its own distinct traditions, heritage and cultural landmarks. Saint Paul's commitment to the preservation and expansion of the sense of the urban village has stemmed the continued development of its downtown. Overall, life in Saint Paul is rooted deep with tradition, for it stands as the bridge to Minnesota's past.



CULTURE

A city of refinement and status, Saint Paul is undoubtedly Minnesota's historical and cultural heart. By preserving its meandering, tree-lined streets, historic buildings and homes, and charming public parks, the capital city has retained its small-town character.

History abounds in Saint Paul, converging with the ongoing modernization of the city. Today's city skyline is a captivating view, all the more when being appreciated from an old-fashioned steamboat in the river.

BUSINESS IN THE CAPITAL CITY

Strong with economic vitality, Saint Paul is a thriving commercial center in its own right. Its flourishing business sector benefits from tourism and travel as well as from young professionals' community involvement.

Taking advantage of Minnesota's strong pro-business policies, competitive business tax rates, lower operating expenses and streamlined regulatory processes, Saint Paul is playing an ever-more-vital role in both powering and piloting the fortunes of the dynamic Twin Cities metro region.



CONFIDENTIALITY & DISCLAIMER STATEMENT

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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